

AN ORDINANCE **97975**

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH 1200 NORTH MANSFIELD, LTD., A CALIFORNIA LIMITED PARTNERSHIP, AS LANDLORD, FOR USE OF APPROXIMATELY 807 SQUARE FEET AT 4204 GARDENDALE, SUITE 208, SAN ANTONIO, TEXAS IN THE FAIRWAY EXECUTIVE TOWER FOR THE DISTRICT 8 CONSTITUENT OFFICE, WITH NO RENT DUE UNDER THE AGREEMENT FOR THE FIRST 2 MONTHS, AND A RENT OF \$875.00 ESTABLISHED FOR THE 3RD THROUGH THE 24TH MONTH OF THE TWO YEAR PRIMARY TERM, WHICH BEGAN AUGUST 1, 2003 AND CONTINUES THROUGH JULY 31, 2005, WITH PROVISION FOR A TWO YEAR RENEWAL PERIOD, WITH NO RENT DUE FOR THE FIRST 2 MONTHS OF SUCH RENEWAL, AND THE SAME RENT OF \$875.00 ESTABLISHED FOR THE 3RD THROUGH THE 24TH MONTH OF SUCH RENEWAL TERM, SUBJECT TO CITY COUNCIL APPROVAL, AND CONTINGENT UPON APPROPRIATION OF FUNDS; AS REQUESTED BY COUNCILMAN ART A. HALL.

* * * * *

WHEREAS, on May 3, 2003, Art A. Hall was elected as the San Antonio City Council member from District 8; and as a member of the City Council, Councilman Hall is in need of field office space in the District to conduct business and meet with constituents; and

WHEREAS, the Councilman located approximately 807 square feet of office space at Fairway Executive Tower, 4204 Gardendale, Suite 208, and City staff has negotiated a monthly rental rate with 1220 North Mansfield, Ltd., the Landlord, of no rent for the first 2 months and \$875.00 for the 3rd through the 24th month of the two year term which began August 1, 2003 and ends July 31, 2005; and

WHEREAS, the Landlord has also granted the City, as Tenant, an option to renew and extend the term for an additional two years, with no rent due for the first 2 months of the renewal period and the same \$875.00 rent due for the balance of the renewal term, subject to City Council approval and appropriation of funds; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

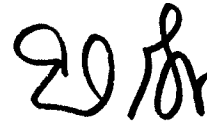
SECTION 1. The City Manager or her designee is hereby authorized to execute, on behalf of the City of San Antonio, a two-year Lease Agreement between the City, as Tenant, and 1200 North Mansfield, Ltd., a California Limited Partnership, as Landlord, for approximately 807 square feet of office space located at Fairway Executive Tower, 4204 Gardendale, Suite 208 at a rental rate of no rent due for the first 2 months of the term and \$875.00 per month for the 3rd through the 24th month of the term which began August 1, 2003, and ends July 31, 2005, and with a right to renew for an additional two years, with no rent due for the first 2 months of the renewal period and the same \$875.00 rent due for the balance of the renewal term, subject to City Council approval and appropriation of funds. A copy of Councilman Hall's request is attached hereto as Exhibit "A" and a copy of the Lease, signed by the Landlord, is attached hereto as Exhibit "B", both being incorporated herein verbatim for all purposes.

SECTION 2. There is no rent due to the Landlord for use of the Leased Premises for the period from August 1, 2003 through September 30, 2003. The lease payments for the period of October 1, 2003 through July 31, 2005 will be encumbered in Fiscal Year 2004 and Fiscal Year 2005 if appropriated during the annual budget process.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific Index Codes and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 4. This ordinance shall take effect on August 17, 2003.

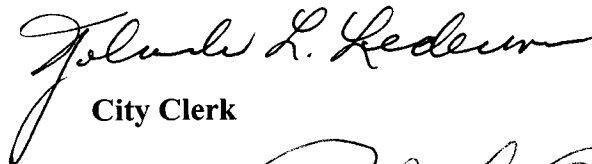
PASSED AND APPROVED this 7th day of August, 2003.



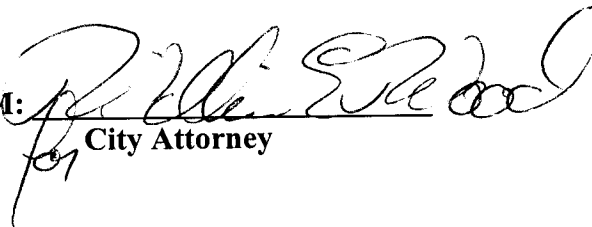
M A Y O R

EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney